

RESOLUTION SD 19-86

A RESOLUTION OF THE BOARD OF SUPERVISORS
OF NAVAJO COUNTY GRANTING A
SPECIAL DEVELOPMENT CLASSIFICATION

SECTION 1. The Navajo County Board of Supervisors does hereby acknowledge that a petition was duly filed by:

William L. Powell Investment Co. - Creekview Subdivision

requesting a Special Development Permit to: 10 AC 20 lot Single-Family, 6.6 AC 26 lot Modular home lots, 4.5 AC 45 Unit townhomes, 4.2 AC 8 lot Light Manu. Business Par, and 6.3 AC open space

located on the following described property:

NE $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, T9N-R22E, G&SRB&M, Lakeside, Arizona

for the purpose of:

a zone change from A-General to Special Development

SECTION 2. The Board of Supervisors after a duly noticed Public Hearing having been held, has reviewed the aforementioned request for a Special Development Permit and having also considered the recommendation by the Planning Commission, has determined that the requested Special Development Permit be granted according to the following conditions:

See attached list

SECTION 3. This permit hereby allowed is conditional upon the privileges being utilized within one (1) year after the effective date thereof, and if they are not utilized or construction work begun within said time and carried on diligently in accordance with conditions imposed by the Board, the authorization shall become null and void, and any privilege or permit granted shall be deemed to have lapsed. An extension may be granted when requested by the owner.

SECTION 4. This action shall become final and effective thirty (30) days after adoption of this resolution unless during that time a written appeal is submitted by any person to the Board of Supervisors.

APPROVED AND ADOPTED this 18 day of March, 1986.


Chairman, Navajo County
Board of Supervisors

ATTST:


Clerk of the Board

CREEKSIDE - A-General to R-3

Staff recommendations presented

1. Right-of-ways recorded, access through Powell property recorded.
2. For modular home subdivision (although mobile home subdivision standards of R-3 zoning is what is applied for).
3. Pedestrian access (shown).
4. Off-site improvement as part of the overall development (equal distribution worked out at Tentative Plat).
5. Building for Homeowners Assoc.
6. Contribution to trust fund for bridge.

COMMISSION - As Staff presented

APPLE TREE - A-General to Special Development and Site Plan

Staff recommendations presented

1. Rights-of-ways in place.
2. Off-site improvements (subject to the Engineers recommendation as to the overall development plan).
3. Contribution to trust fund for bridge over Billy Creek.

COMMISSION - As Staff presented

CREEKVIEW - A-General to Special Development and Site Plan

Staff recommendations presented

1. Additional right-of-ways in place.
2. Off-site improvement as per Engineer's recommendation (Alisa Hansen).
3. Limitation of the uses in the light manufacturing business area.
4. Contribution to trust fund for bridge over Billy Creek.
5. Pedestrian access (shown).

COMMISSION - As Staff presented